

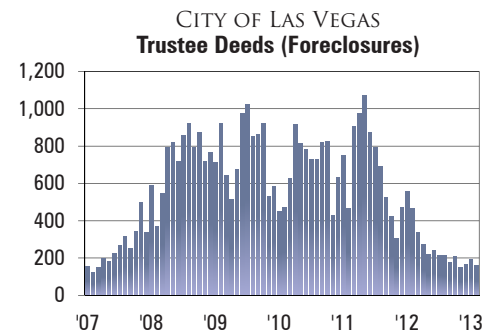
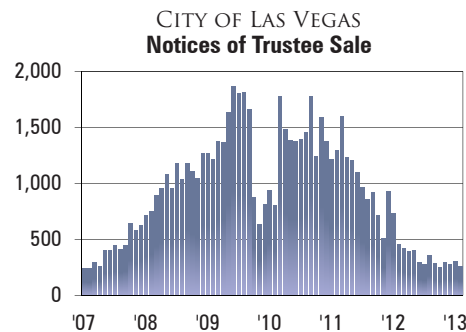
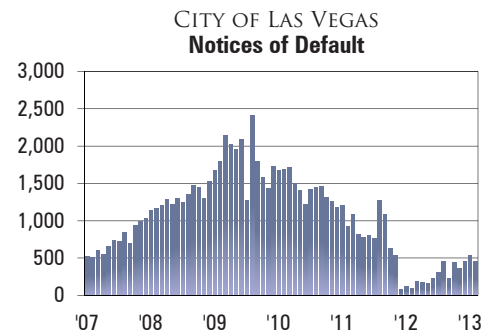
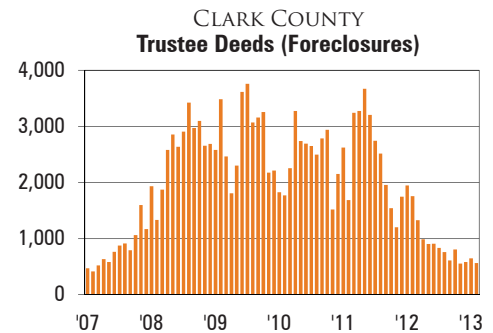
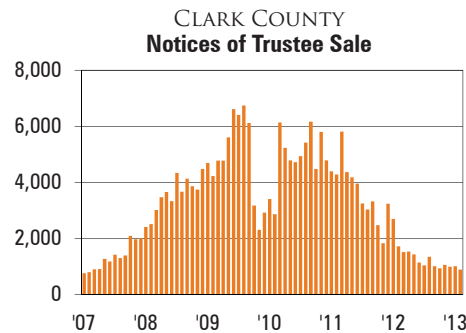
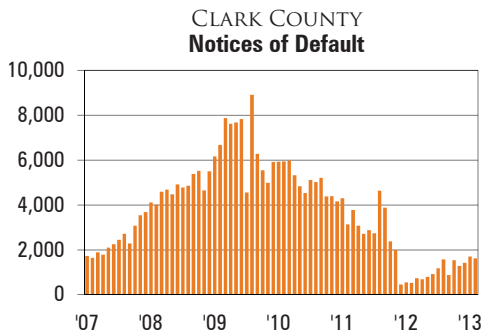


APRIL 2013

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

KEY TRENDS

- Notices of default in the City of Las Vegas declined in February of 2013, falling 16.5 percent month-over-month to 454, but they are more than 4.5 times greater than the same month of the prior year. Approximately 4,022 notices of default have been reported in the City in the past 12 months, down 50.2 percent from the prior 12-month period.
- The City reported 161 trustee deeds (foreclosures) in February, down 17.9 percent from the prior month and 65.5 percent from a year ago. In the past year, 2,566 trustee deeds have been reported, down 68.2 percent from the prior year.
- Each Ward reported monthly declines in notices of default, except Ward 1 which increased 7.7 percent to 70. In terms of trustee deeds, all Wards reported monthly and annual declines. Notably, Ward 1 reported the largest monthly decline, falling 46.9 percent to 17.



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,934	70	490	20	38	505	21	17	342	14
City of Las Vegas - Ward 2	33,868	60	549	16	46	581	17	25	362	11
City of Las Vegas - Ward 3	21,760	43	385	18	22	369	17	17	274	13
City of Las Vegas - Ward 4	39,290	88	805	20	40	701	18	28	466	12
City of Las Vegas - Ward 5	23,448	57	530	23	35	508	22	20	339	14
City of Las Vegas - Ward 6	43,589	136	1,263	29	81	1,160	27	54	783	18
CITY OF LAS VEGAS TOTAL	185,889	454	4,022	22	262	3,824	21	161	2,566	14
Balance of Clark County	460,170	1,167	10,346	22	640	10,182	22	402	6,930	15
CLARK COUNTY TOTAL	646,059	1,621	14,368	22	902	14,006	22	563	9,496	15

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.